

1.0 | FAIR HOUSING

Section 65583 of the Government Code requires that the Housing Element contain a program that affirmatively furthers fair housing opportunities and promotes housing throughout the community for all persons. In order to make adequate provision for the housing needs of all economic segments of the community, the Housing Element should include an assessment of fair housing and the identification of the City's fair housing goals, objectives and actions.

In accordance with State Fair Housing and Housing Element law, the City intends to affirmatively further fair housing choice and promote equal housing opportunity. The City collaborates with other jurisdictions in San Diego County through the San Diego Regional Alliance for Fair Housing (SDRAFFH), to prepare the San Diego County Analysis of Impediments to Fair Housing Choice (AI) every five years.

In June 2020, City Council approved the FY 2020-2025 San Diego Regional AI. The AI identifies impediments that may prevent equal housing access and develops solutions to mitigate or remove such impediments. Chula Vista's Sixth Cycle Housing Element references analyses from the FY 2020-2025 AI in order to identify potential impediments to housing that are specific to Chula Vista, in addition to using other analyses. The [2020-2025 AI](https://www.chulavistaca.gov/departments/development-services/housing/fair-housing) can be found online at <https://www.chulavistaca.gov/departments/development-services/housing/fair-housing>.

The Regional Analysis of Impediments to Fair Housing Choice:

- *Provides a demographic profile of San Diego County;*
- *Assesses the extent of housing needs among specific groups;*
- *Evaluates the range of available housing choices;*
- *Produces an analysis of private market and public sector conditions that may limit housing choices or impede a person's access to housing;*
- *Identifies impediments that may prevent equal housing access; and*
- *Develops solutions to mitigate or remove such impediments.*



- Promote the Housing Choice Voucher program to rental property owners, in collaboration with the County of San Diego various Housing Authorities in the region. (Program 4.12)
- Increase housing options for special needs populations, including persons with disabilities, senior households, families with children, farmworkers, the homeless, etc. (Programs 2.19 to 2.24)
- Conduct random fair housing testing on a regular basis to identify issues, trends, and problem properties. Expand testing to investigate emerging trends of suspected discriminatory practices through the City's Contractor. (Program 4.1)
- Diversify and expand the housing stock to accommodate the varied housing needs of different groups (Balanced Communities Policy). (Programs 1.2, 1.3, 2.13, 2.16 to 2.24 and 3.8)
- Conduct frequent workshops with targeted population to allow for meaningful discussions and dissemination of useful information. (Program 4.1)
- Work collaboratively with the San Diego Regional Alliance for Affirmatively Furthering Fair Housing local housing authorities and affordable housing providers to ensure affirmative fair marketing plans and de-concentration policies are implemented. (Program 4.1)

Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

In accordance with Government Code Sections 65583 and 8899.50, The City is taking meaningful actions to affirmatively further fair housing through the following Housing Element programs and activities:

- Promote the development of Accessory Dwelling Units (ADU) and incentives for ADUs available for lower income households. (Programs 2.13, 2.16-2.18 and 3.8)
- Implement citywide inclusionary requirements (Balanced Communities Policy) to ensure that affordable units are available throughout the community and evaluate effectiveness. (Program 3.4)
- Maintain existing publicly owned affordable housing occupied by low-income households. (Program 3.1)

- Facilitate affordable housing for all income levels by exploring funding opportunities for assisting lower-income first-time homebuyers with financing and allocating funds to creation of affordable units. (Programs 3.10 and 3.11)
- Continue rental assistance programs (e.g., Tenant Based Rental Assistance Programs Section 8 vouchers). (Program 4.12)
- Accommodate specialized housing types and update the City's policies and procedures regarding low barrier navigation centers and supportive housing. (Programs 2.19 and 2.21-2.24)
- Continue to sponsor or assist emergency shelter facilities as well as encourage or support services to individuals experiencing homelessness. (Programs 2.19 and 4.11)
- Seek to create community support for housing at a variety of income levels through development of relationships with local and regional organizations and through targeted outreach. (Program 4.7)
- Continue the Residential Rehabilitation Program to provide grants or low interest, deferred, or forgivable loans that preserves units at affordable levels. (Programs 1.2 and 1.3)
- Take affirmative actions to further fair housing choice in the City, and implement the solutions developed in the Regional Analysis of Impediments to Fair Housing Choice to mitigate and remove fair housing impediments. (Program 4.1)
- Continue to contract with a fair housing service provider to review housing discrimination complaints and expand fair housing testing to ensure compliance with state and federal laws. (Program 4.1)
- Educate about fair housing resources, challenges, and solutions through a variety of media and outreach methods. (Program 4.6)
- Work collaboratively with the San Diego Regional Alliance for Affirmatively Furthering Fair Housing local housing authorities and affordable housing providers to ensure affirmative fair marketing plans and de-concentration policies are implemented. (Program 4.1)
- Educate public and staff on reasonable accommodations for housing persons with disabilities. (Program 4.8)
- Monitor at-risk and publicly assisted housing projects and explore opportunities to purchase or replace at-risk units. (Program 3.1)



The AI has identified public policies at the jurisdictional level (see Chapter 5 of the AI) that can affect housing development, and therefore, may impact the range and location of housing choices available to residents. The 2020-2025 AI identifies four recommended actions. These recommended actions, as well as staff's efforts over the coming years, are as follows:

1. Amend the Chula Vista Municipal Code (CVMC) Chapter 19.90 (Affordable Housing Incentives- Density Bonus) to be consistent with recent updates to California State Density Bonus Law (found in California Government Code Sections 65915 – 65918).

Efforts: Staff will bring forward an amendment to CVMC Chapter 19.90 within 24 months of adoption of the 2021 Housing Element.

2. Amend the CVMC Sections 19.58.022 and 19.58.023 Accessory Dwelling Unit (ADU) and Jr. ADU to be consistent with recent updates to California Government Code Section 65852.2.

Efforts: HCD has reviewed the City's draft Staff will bring forward an amendments to the CVMC Sections 19.58.022 and 19.58.023 for compliance with State law. On October 30, 2020, the City's Planning Commission recommended adoption of the amendments. The City Council will be considering the amendments by early 2021.

3. Amend Title 19 of the CVMC to address Low Barrier Navigation Centers consistent with Assembly Bill 101 and found in California Government Code Sections 65660 – 65668 and Emergency Shelter Capacity and Parking Standards found in Government Code Section 65583.

Efforts: Staff will bring forward an amendment to the CVMC Sections 19.58.022 and 19.58.023 by the Winter of 2020- Updates?

4. Update the City's ADA Transition Plan as required by the Rehabilitation Act of 1973. The Transition Plan (also known as a Program Access Plan) identifies physical obstacles that limit the accessibility of facilities to individuals with disabilities, describes the prescribed methods to make the facilities accessible, provides a schedule for making the access modifications, and identifies the public officials responsible for implementation of the transition plan.

Efforts: Meet with staff to go over the requirements to update the plan and determine next steps.





Conclusion

The City of Chula Vista is committed to fair housing practices that protect against housing discrimination due to race, color, religion, national origin, sex, disability, familial status, age, marital status, or sexual orientation, and places a high priority on promoting and ensuring open and free choice in housing for all persons. The City recognizes that free and equal access to residential housing (housing choice) is fundamental to meeting essential needs and pursuing personal, educational, employment or other goals. It is the City's intent to maintain and promote a nondiscriminatory environment in all aspects of the private and publicly funded housing markets within Chula Vista, and to foster compliance with the nondiscrimination provisions of the Fair Housing Act. The City will take the necessary steps to overcome these possible impediments to fair housing choice and continues to support its on ongoing fair housing efforts to educate residents as well as support affordable housing programs and policies as outlined.

This page is intentionally blank.